

MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
July 15, 2015

The meeting was called to order at 8:33 a.m.

The Pledge of Allegiance was recited.

Secretary Steve Curtis called the role.

Present: Brian Bittner, Peter Gray, Patrick Hein, Johari Miller-Wilson, Larry Oates, Bob Schauer, Steve Curtis

Absent: None.

Old Business:

Minutes

Commissioner Miller-Wilson moved to approve the minutes of the June 17, 2015 Redevelopment Commission meeting. Commissioner Curtis seconded.

Commissioner Gray moved to change paragraph two of Old Business under minutes changing “Commissioner Gray moved to amend...” to “*Commissioner Schauer moved to amend...*” Seconded by Commissioner Curtis. The amendment was approved 5-0.

The minutes were approved as amended 5-0.

Project Updates

Public Works Director David Buck updated the Commission on the following projects:

- Happy Hollow Road – Work is progressing and the intersection reconstruction continues. Due to rain delays, the intersection should be open by the end of July. Work will begin in August on the mainline portion of Happy Hollow with storm sewer construction. There will be one southbound lane restriction at that time.
- Cumberland Avenue Ph. III Project – Work is progressing. The intersection of Cumberland and Salisbury remains closed for Cumberland traffic. The traffic signal equipment will be installed over the next 2 weeks. The rain has impacted a little bit, most of the paving is done. The intersection should be opened by the end of July. Work is progressing on sidewalks and grading as the rain will allow. New street lights should be going in over the next couple of weeks.

- Cattail Trail Extension – Final walk through inspection was last week. Final punch-list and construction record is all that is left.
- Northwestern Avenue Safety Improvements, Ph. 4 – Milestone has finished the closure segment between Wiggins and Vine Street. New curbs and sidewalks are in. Work is continuing at the Cherry Lane and Grant Street intersections with new signals being installed. This project is pretty much on schedule. The rain has slowed them down a little bit. They were still be able to pour concrete after the rain days. They should be in good shape pending signal equipment and lighting installation. A delay in the delivery of materials would be the only thing that might slow down the project.
- Street Resurfacing – This project has started up. With a little bit of work down on South Grant with some replacement sidewalks and curbs. The street will be resurfaced when those are replaced. Work may be added on Wabash Landing and Brown Street with some dilapidated cross walks and failed concrete sections in front of the hotel on Wabash Landing and Tapawingo.
- 5th and 6th Street Sidewalk Repair Project – Work has been completed on 5th Street and started on 6th Street. Work on 6th Street is about 25 percent completed.

Director of Development Chandler Poole updated the Commission on the following projects:

- IMI Building – The groundbreaking for this project was last month and it went great. The Mayor and President Daniels spoke.
- The Redevelopment Association of Indiana had their annual meeting in West Lafayette on Monday at the Research Park. They toured the Research Park, State Street and were updated on the State Street plan. The take away from the 26 cities that were in attendance was that we were doing great stuff. The West Lafayette Redevelopment Commission has a great reputation amongst that group.

Parks and Recreation Superintendent Janet Fawley updated the Commission on the following projects:

- Tapawingo Travelogue was dedicated on Saturday. The artwork looks great. The group expressed their appreciation to the Redevelopment Commission for making this happen.
- Happy Hollow Ravine Footpath – Bids have been taken and they have come in under the amount that was budgeted. The Parks Department is reviewing the bids to see if they can get more work done with the remaining funding.
- Garden Street Project – Still waiting on the fence.

Fire Chief Tim Heath updated the Commission on the following projects:

- Fire Truck – KME’s Engineering department has been sending approvals to ensure they meet specifications and they’ve been approved by the fire department. They are moving forward with the construction of the truck. Presently, the official delivery date is October 22, 2015.

Other

There was no further old business.

New Business:

Review of Financial Schedules

The May 2015 financial schedules were presented by Treasurer Rhodes. There has been a significant amount of activity and several new funds created as a result of the closing on the Legacy Bonds on June 26. Receipt of the June increment was also received. A summary of the June settlement was distributed. It showed the spending plan is on target for the year. The debt payments were also on the schedules this month. Commissioner Oates read the tax increments into the record.

Payment of Claims

KCB TIF Claims \$841,334.98

Commissioner Gray moved to pay the KCB TIF claims. Commissioner Schauer seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of \$841,334.98 passed 5-0.

Levee/Village TIF Claims \$663,686.46

Commissioner Curtis moved to pay the Levee/Village TIF claims. Commissioner Gray seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$663,686.46 passed 5-0.

Sagamore TIF Claims \$370.00

Commissioner Curtis moved to pay the Sagamore TIF claims. Commissioner Gray seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion to approve the payment of the Sagamore TIF claims in the total amount of \$370.00 passed 5-0.

Commissioner Gray moved to confirm the transmittal of the Tax Increment out of the Metro FiberNet Allocation area in the amount of \$19,972.04. Commissioner Curtis seconded. The debts are typically paid before Redevelopment Commission meetings pursuant to Trust Indentured.

The roll call vote:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion to confirm the payment of the Metro FiberNet Allocation in the total amount of \$19,972.04 passed 5-0.

Commissioner Curtis moved to confirm debt payments in the KCB TIF district in the total amount of \$524,953.00. Seconded by Commissioner Miller-Wilson.

The roll call vote:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion to confirm the payment of the KCB TIF debt payments in the total amount of \$524,953.00 passed 5-0.

Commissioner Gray moved to confirm the payment of the Levee/Village debt payments in the amount of \$293,500.00. Seconded by Commissioner Schauer.

The roll call vote:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion to confirm the payment of the Levee/Village debt payments in the total amount of \$293,500.00 passed 5-0.

Fire Department – Change Order

Fire Chief Tim Heath spoke regarding the change order for the new fire truck. The pump manufacturer has come out with a new pump which is a smart CAF system. The fire department met with the pump manufacturer in April and were told that the pump originally chosen for the cab was being changed to a smart CAF system pump because the old pump is no longer being made. The pump company will make the switch at no cost to the city. The change order is to allow the truck manufacturer an additional 60 days to build the truck. The manufacturer will refund \$3,251.50 if they need the entire 60 days to complete the manufacture of the truck. They will prorate the refund based on the number of days they go beyond the original date, if any. Commissioner Miller-Wilson motioned to approve a change order switching out the Hale CAFS Pro foam system to a Hale Smart CAFS system and extend the contract delivery date 60 days with a discount of up to \$3,251.50. Commissioner Schauer seconded.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Post Office Mural “Send” – Contract

Mayor John Dennis spoke regarding public art projects. In our community, when these projects are installed, they remain as they were created and installed and don’t get vandalized.

Vice President of the West Lafayette Public Arts Team, John Collier, spoke regarding this contract. Every year there is a new influx of parents and students who get to see Purdue for the first time and this sends a really good message and it’s a great way to advocate for the quality of life. Mr. Collier is asking the West Lafayette Redevelopment Commission to enter into a contract with Craig Martin to paint a mural called “Send” on the outside wall of the U.S. Post Office building. This will give the City an opportunity to transform the look and feel of the space when citizens pull into the post office. Mr. Martin plans to engage a handful of West Lafayette high school students on this project as well. Mr. Martin’s proposal was chosen by a blind committee in which Mr. Martin did not participate.

Development Director Chandler Poole spoke regarding the money that has been appropriated to pay for this mural. Treasurer Rhodes stated it was coming from Line 1 of the Sagamore TIF financials. The property owner has given the West Lafayette Redevelopment Commission permission to create the mural on his building.

Commissioner Schauer moved to approve the Contract between the West Lafayette Redevelopment Commission and Craig Martin to install a mural called “Send” in an amount not to exceed \$5,200. Commissioner Curtis seconded. Commissioner Miller-Wilson commented that the contract reads the mural should be completed by June 30, 2015. The owner has agreed to extend that deadline past the June 30, 2015 deadline. Commissioner Miller-Wilson moved to amend the original motion to require that an extension of the completion date be obtained by the owner. Commissioner Gray seconded.

The roll call vote to approve the amendment:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

The roll call vote to approve the motion as amended:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Heron Sculpture – Contract

The proposal and contract for this sculpture are to be approved at the same time. Commissioner Oates went through Mr. Laramore’s proposal for his sculpture. The cost is for a total of \$40,000.00 with a completion date of December 15, 2015 and work would begin immediately. There would be a provision for weather related time delays. Commissioner Curtis

moved the approved the proposal for services by Jeff Laramore, Inc. to the City of West Lafayette Redevelopment Commission. Commissioner Miller-Wilson seconded.

Mr. Collier spoke regarding the Heron Sculpture proposal. This proposal is to develop a sign that also functions as a sculpture for the Celery Bog. This began as a project to re-do all of the signs in the West Lafayette Parks. The Heron came about from input the artist received from Facebook and some fliers that were at the celery bog. The sign would say “Lilly Nature Center West Lafayette Parks.” Commissioner Gray expressed concerned over the cost of fabrication at \$34,000. Mr. Collier attempted to explain the cost of the fabrication and why it was so high. Commissioner Oates commented regarding the costs and how the true creative element is a part of the fabrication cost. Commissioner Oates explained that when the Redevelopment Commission paired up with the West Lafayette Public Arts Team the whole concept between the two commissions were that the Redevelopment Commission would provide the funding and leave the expertise and the art up to the arts team. He believes that this cost for fabrication is a reasonable one. Commissioner Miller-Wilson expressed concern over the longevity of the metal being outside. Mr. Collier explained a part of its appeal might be to allow it to rust. Treasurer Rhodes questioned what kind of support would be needed from the Parks Department for this project. Mr. Collier explained that the Parks Department will be installing the concrete footing, foundation and any plant material that goes along with that.

The roll call vote to approve the proposal for services:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Commissioner Miller-Wilson moved to approve the contract for the 2015 Celery Bog Sculpture Project with Jeff Laramore of Indianapolis to produce and install a piece of art on or before December 31, 2015. Commissioner Curtis seconded. The agreement is to spend \$40,000 for a piece of art which has been budgeted in the KCB TIF district, line item number 1.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Task Order No. 3 – Cube & Co.

Director of Development Chandler Poole spoke regarding this matter. He is asking for a Task Order with Cube & Co. to do some work with the renovations at the West Lafayette Farmers Market area. The project will create the scope of work to be done and investigate the electrical work to be done for use by the vendors. The vendors are currently using portable generators. Having electricity at the market would allow vendors to sell cheese, meat and milk. Some parking lot islands and landscaping will also be added. The \$7,020 is also to manage the project through completion. This project will be paid out of the KCB TIF district line number 6. Commissioner Schauer moved to approve Task Order No. 3 between the City of West Lafayette Redevelopment Commission and Cube & Company in an amount not to exceed \$7,020.00 for the scope of work of designing and overseeing the installation of work, including an electrical, landscape and island

improvements at the West Lafayette Farmers Market area. Seconded by Commissioner Miller-Wilson. The electrical will not be hot all the time.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Request to Accept Quote – Yeager Road

Public Works Director David Buck stated he has received a quote from Pavement Solutions, Inc. for resurfacing work. He would like to use Line 7 in the Sagamore TIF which is a budgeted line item for Yeager Road Phase III. This will be a capital improvement project for \$46,550. This is the segment of Yeager between Sagamore Parkway and Cumberland Avenue and the plan is to do this work in the fall of 2015. The work should take approximately 2 weeks. Commissioner Curtis moved to accept the quote from Pavement Solutions, Inc. to resurface Yeager Road from U.S. 52/Sagamore Parkway to Cumberland Avenue in an amount not to exceed \$46,550.00. Commissioner Gray seconded.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Task Order No. 4 – Happy Hollow Project

Public Works Director David Buck requested acceptance of Task Order No. 4 relating to the Happy Hollow Project. This is a Task Order in an amount not to exceed \$5,000 to receive proposed drainage revisions and improvement changes in the project based on utility conflicts that have been discovered in the field. Commissioner Gray motioned to approve Task Order No. 4 to the Happy Hollow Road Project in an amount not to exceed \$5,000 between Parsons Brinckerhoff and the City of West Lafayette Redevelopment Commission. Commissioner Curtis seconded.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Task Order No. 5 – Happy Hollow Project

Public Works Director David Buck requested acceptance of Task Order No. 5 relating to the Happy Hollow Project. This is the project approved under Task Order No. 4 and is in an amount not to exceed \$40,000. This part of the project is for the CAD drawings, structured data tables, revised storm water/sewer design to avoid the water utility conflicts in order not to delay the water company coming out and moving the water line from the conflict areas. Mr. Buck expects the water company to cost share with the RDC in saving them having to relocate, which they've indicated they would do. Commissioner Gray moved to approve Task Order No. 5 between

Parsons Brinkerhoff and the City of West Lafayette Redevelopment Commission in an amount not to exceed \$40,000.00. Commissioner Schauer seconded.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Task Order No. 6 – Happy Hollow Project

Public Works Director David Buck requested acceptance of Task Order No. 6 relating to the Happy Hollow Project. This is in an amount not to exceed \$6,000. This is pre-construction utility coordination work. Commissioner Miller-Wilson motioned to approve Task Order No. 6 between Parsons Brinkerhoff and the City of West Lafayette Redevelopment Commission in an amount not to exceed \$6,000.00 for work on the happy Hollow Road project for pre-construction and utility coordination. Commissioner Schauer seconded.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Commissioner Schauer moved to transfer \$45,000 out of Road Construction to Engineering Services. Commissioner Miller-Wilson seconded. The motion was approved unanimously.

Contract Amendment No. 1 – Cattail Trail Extension

Public Works Director David Buck requested Contract Amendment No. 1 relating to the Cattail Trail Extension. This is for the construction inspection services on Cattail Trail. This was originally going to be split between this project and Happy Hollow. Due to INDOT delays, Happy Hollow didn't start until 2015. This led to increased costs for inspection services. In order to finish the inspection services and final construction another \$37,966.40 is needed as a supplement for the construction inspection services on this project. This increased the contract to a not to exceed amount of \$148,592.07 and would come from Line 6, development incentives. Commissioner Gray motioned to approve Contract Amendment No. 1 between Parsons Brinkerhoff and the City of West Lafayette Redevelopment Commission in an amount not to exceed \$37,966.40 and that the West Lafayette Redevelopment Commission grant the Clerk/Treasurer authority to transfer said amount from Contract Services to Road Construction.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Change Order No. 5 – Cumberland Avenue Phase III

Public Works Director David Buck requested acceptance of Change Order No. 5 relating to Cumberland Avenue Phase III. Last month Change Order No. 4 was approved to purchase light fixtures for this project. This change order is the balance of the alternate add-on to include the lighting. The bond proceeds will be added to the amount on Line 4 to make up the difference. This Change Order is \$300,000.05 increased the contract amount to \$5,245,657.93. The split would be from Line "CAP-2" that shows Milestone Contractors for \$298,155.83. The difference of \$1,844.22 would come from Line 4. Treasurer Rhodes would like additional time to review the financials of this project because part of Change Order No. 4 will be coming out of CAP-2 as well. Commissioner Curtis motioned to approve Change Order No. 5 between the City of West Lafayette Redevelopment Commission and Milestone Contractors in an amount not to exceed \$300,000.05 with the \$300,000.05 taking the remaining monies out of the KCB Legacy Bond proceeds which are in the neighborhood of \$200,000.00 and the balance coming out of Line 4. Commissioner Gray seconded.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Request for Bids – Cumberland Avenue Phase III

Public Works Director David Buck requested authorization to request a quote for installation of landscaping on part of the Cumberland Avenue Phase III project. Commissioner Curtis motioned to authorize the Board of Works to act on the behalf of the West Lafayette Redevelopment Commission in asking for quotes for the Cumberland Avenue Phase III landscaping portion of the project and to open the quotes and take them under advisement. The quotes will be reviewed by the RDC for approval. Commissioner Gray seconded.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Resolution RC 2015-11 – Pass-Through Resolution

Commissioner Curtis motioned to approve Resolution RC 2015-11 a Resolution of the City of West Lafayette Redevelopment Commission Determination for TIF Revenues for 2016. Commissioner Miller-Wilson seconded. There is no excess increment in any of the TIF areas as all of the funds are being used for RDC projects. Commissioner Oates recommends that the RDC not pass through any of the increment in any of the TIF districts this year.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion was passed 5-0.

Other

None.

Public Comment

Public Comment was requested. The next meeting of the Commission was confirmed.

**Wednesday, August 19, 2015 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room**

Adjourn

There being no further new business, Commissioner Miller-Wilson moved to adjourn. Commissioner Curtis seconded. The meeting adjourned at 10:11 a.m.

Stephen B. Curtis
Secretary

Approved:

Lawrence T. Oates
President